

OGDEN VALLEY GENERAL PLAN

VISION AND PRINCIPLES



The Ogden Valley General Plan "Vision" is your aspiration for the future of the Valley. The Vision captures what residents most value about the Valley and what they imagine it becoming in the future. It builds on the direction Valley's 1998 General Plan and 2005 General Plan Recreation Element, existing plans and policies, detailed stakeholder interviews with community leaders and representatives, an audit of existing policies, four public workshops and on-going online discussions.

The following principles identify ideas that we have gleaned from the public thus far about how to achieve the desired vision for the community. These include principles for how things should look, feel, and function, and provide direction that will be articulated in the General Plan Update.

Land Use Principles

One of the key challenges presented to Ogden Valley is how to accommodate a growing population while still maintaining a rural atmosphere. Large residential lots and clustering of development can both be used to protect the character of Ogden Valley. Increased housing density on the Valley floor near commercial nodes and in resort areas should be encouraged in exchange for preserving agricultural and other open lands.

It is important to Ogden Valley residents and land-owners to recognize and respect private property rights. Within the protection of property rights, future development should be designed to be compatible with the Valley's rural character and natural resources. Weber County should work to conserve and protect open spaces and natural resources to maintain Ogden Valley's quality of life and rural atmosphere, as well as to maintain the integrity of natural systems, improve air quality, and support the health of Ogden Valley residents.

Weber County should support farming and ranching in Ogden Valley to maintain and enhance the history, heritage, and character of the Valley. The County should protect the Valley's sensitive lands, including steep slopes and ridgelines, wildlife habitat, and streams and lakes. This is essential to ensure that future development, economic and recreation opportunities are viable, and to protect the rural character and heritage of Ogden Valley.

Residential Development and Housing Principles

Ogden Valley should contain a variety of available housing types to meet the needs of a diverse population with varied income levels and stages of life. Neighborhoods should have convenient access to community amenities and be designed in a manner which protects the Valley's character. Growth occurring outside the population centers should, to the maximum extent practicable, be clustered to promote conservation of open lands and to make efficient use of land and infrastructure. Residents of Ogden Valley desire walkable and bikeable residential areas and connections to other parts of the community.

Commercial and Economic Development Principles

The Ogden Valley – which plays host to tens of thousands of tourists each year – gains little economic benefit from the services it provides, and exports its own income and opportunity to businesses in the Greater Ogden Area. Locally-owned and non-franchise businesses contribute to a healthy economy while enhancing community character, and should be supported.

Future Ogden Valley commercial development should be compact and economically sustainable, focused in existing commercial centers, balanced with residential growth, and should promote the area's original character and charm. The form and function of these commercial places should be carefully planned to support the social desires and needs of the community. Big-box, strip-type development should be discouraged, and local business should be encouraged. Opportunities to walk and bike to and in commercial areas should be provided.

Transportation and Mobility Principles

In Ogden Valley, Weber County should provide safe, convenient, and integrated transportation options throughout the Valley. Ogden Valley's internal transportation system should minimize the use of stop lights to protect the rural character of the Valley. Weber County should consider additional traffic routes within the Valley to provide adequate access as the Valley grows and to provide alternative routes when Valley roads are congested. The County should take advantage of the Valley's proximity to Ogden City by working with the Utah Department of Transportation and canyon residents to provide convenient options through Ogden Canyon.

Paths for active transportation should connect around Pineview Reservoir and provide efficient connections between communities throughout the Valley, promoting both alternative transportation and recreation. Additionally, there are multiple challenges with Valley ingress and egress, and solutions that allow bicycles, cars, and buses to safely interact as they enter and exit the Valley are important. To further enhance mobility in the Valley, public transportation options should be pursued, such as a shuttle moving from the Huntsville Library to the Jr. High, or looping around the reservoir during peak demand times.

Parks and Recreation Principles

Weber County should seek strategic recreation-oriented investments that enhance the recreational experience in Ogden Valley for visitors and residents. Ogden Valley should have a parks system connected by trails, with community facilities, and cultural features. Weber County should work cooperatively with state and federal land managers to improve the recreational experience at Pineview Reservoir and on the public lands of Ogden Valley.

Weber County and Weber Pathways have made great strides in recent years to improve a trail system throughout the Valley. This effort should continue and trails should be connected cohesively throughout the Valley. As the community grows and trails are used more frequently, these valley-wide connections become more essential. Development of a complete pathway around Pineview Reservoir, along with more natural and developed park space, will help to accommodate demand.

Community Design and Aesthetics Principles

Ogden Valley residents envision a built environment that is visually subordinate to the natural environment. In other words, the built environment should not overwhelm the features of the natural environment that make the Valley unique. In Ogden Valley, Weber County will promote and incorporate unique and functional design components in all new public facilities, public spaces, and streetscapes to create distinctive visible character consistent with the character of the Valley, and to ensure a pedestrian-friendly environment. Architectural design standards for new commercial development should be implemented to create cohesive and attractive commercial developments that respect the rural character of the Valley.

To keep the rural feeling of Ogden Valley, key Valley viewsheds should be preserved. Development near highway corridors and the Valley's entrances should be designed to be unobtrusive and in keeping with the rural character of Ogden Valley.

Ogden Valley residents have expressed a strong desire to preserve their legacy dark skies. In 2000, dark sky lighting and sign ordinances were passed and, in spring 2015, North Fork Park became the world's 21st International Dark Sky Park, constituting a northern anchor for the national parks in Utah that have also been accredited. Weber County should promote Ogden Valley's dark sky designation and status.

Utilities and Municipal Services Principles

Weber County should ensure that water, sewer, and other utility infrastructure development occurs in advance of significant growth. Weber County will work with service providers to strategically plan and implement improvements to facilities and infrastructure to ensure needed services are provided to the community. Weber County should provide infrastructure to support improvements for roads, paths and trails, schools, parks, and open space.

WHAT WILL THE DRAFT PLAN CONTAIN?

Executive Summary

- Introduction
- General Plan Process
- How to use the General Plan

Land Use and Demographics
Residential Development and Housing
Commercial and Economic Development
Transportation and Mobility
Parks and Recreation
Community Design
Utilities and Municipal Service

- Vision Statement
- Present and Future Conditions
- Goals, Principles, Implementation, and Projects

Appendices

- Glossary
- Public Process Summary
- Implementation Projects

In this General Plan, the County has the opportunity to re-evaluate its land use and built environment policies to ensure their alignment with the Valley's vision. The Plan is organized to consistently carry Ogden Valley's vision through each section. Each section is divided into plan elements that embody the community's direction for the future. The 7 plan elements included in the General Plan represent what we heard from the community are important themes to be considered when planning for the future. They represent those topics that are important to maintain quality of life and vitality as the Valley grows. The plan elements begin with a vision statement, a description of the community's core values, trends, maps or figures illustrating concepts, followed by a series of goals and policies to achieve the community vision. The last section of each element is Implementation and Projects.

Goals and Policies of each theme contain 1 goal and 1 – 5 policies per goal. These policies:

- Address community needs and wants
- Direct investment
- Communicate the vision

Implementation and Projects are described in briefly in each chapter, with greater details in Appendix A. These serve as a framework for aligning major initiatives with goals and policies. These tangible projects reach across departments and divisions to show what should be initiated in the short term and long term to support the implementation of the General Plan. The timing of these is recommended in the General Plan, but costs and funding of these projects will be determined by the County Commission as it considers annual capital plans and budget requested presented by County Departments.



WHAT'S NEXT?

The draft plan will be presented this fall at a Public Open House, followed by a public review and comment period. Based on the comments received, the draft plan will be revised and presented to the Planning Commission for public hearings.

CONTACT INFORMATION

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